

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, June 2, 2006, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of May 19, 2006**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

Agenda Items

1. [Hawk Watch Winery; Major Use Permit P05-001, North Mountain Subregional Planning Area \(Hamilton\)](#)

The proposed project consists of a Major Use Permit for the operation of a small winery. An existing 1,500 square foot agricultural outbuilding will be utilized for wine making and storing purposes, as well as tasting and purchasing of wine. The 9.77-acre property contains an existing residence, the above referenced outbuilding, vineyards, a well, and access roads. Because these uses are existing and allowed by right without a use permit, the proposed Major Use Permit is limited to only those uses and portions of the property directly connected to the new agricultural use (winery). Since most buildings, roads, and parking areas already exist, none of the proposed uses would result in new disturbance to lands which have not previously been disturbed. The project is located at 27054 Chihuahua Valley Road, Warner Springs, approximately 750 feet east of the intersection with Highway 79.

2. HCC Investors, Estates Seven LLC, Lennar Bridges LLC; The Bridges Unit 6/SPA 01-004, TM 5270RPL⁴, P85-084W², P85-064W⁴; The Bridges Unit 7/TM 5239RPL⁴, AD 01-001, S01-077; and Santa Fe Creek/SPA 03-006, San Diego Community Plan Area (Stocks)

This project is comprised of the following three components: **(1)** A request to amend the Canyon Creek (The Bridges) Specific Plan to change an approximately 9.2-acre area currently designated for open space to residential use (5 estate units) and to allow the extension of Calle Ponte Bella Road, which is needed to provide access to Unit 7. Other implementing permits include: A Tentative Map to subdivide the new residential area into 5 lots ranging in size from 1 to 1.81 acres; two Major Use Permit Modifications to accommodate the new residential development and expansion of The Bridges Golf Course driving range. This Tentative Map will also vacate an open space easement; **(2)** Unit 7: A request to subdivide 83.5 acres into 29 residential lots. This component involves a Vesting Tentative Map, Administrative Permit for Lot Area Averaging and a Vesting Site Plan; and **(3)** Santa Fe Creek: A request to amend the Santa Fe Creek Specific Plan to allow recreational open space on the rear half of Lots 1 – 5 located along the west boundary of the Specific Plan in order to accommodate the program to expand The Bridges Golf Course driving range. The project as a whole is subject to the (17) Estate Residential, (24) Impact Sensitive and (21) Specific Plan Area Land Use Designations of the San Dieguito Community Plan and the RR.5, A70 and S88 Use Regulations. The Bridges Specific Plan is located north of the intersection of Aliso Canyon Road and Avenida de Duque. Unit 6 is located in the northwesterly corner of the Specific Plan at the current terminus of Calle Ponte Bella. Unit 7 is located east of, and adjacent to Unit 6. The Santa Fe Creek Specific Plan is located north of the northerly terminus of Via de las Flores.

Administrative Items

- E. Report on actions of Planning Commission's Subcommittees.**
- F. Designation of member to represent Commission at Board of Supervisors.**
- G. Discussion of correspondence received by Planning Commission.**

Department Report

H. Scheduled Meetings.

June 16, 2006

Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

Agenda

- 3 -

June 2, 2006

June 30, 2006	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 14, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 28, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 11, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 25, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 8, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 22, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 6, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 20, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,
Reclamation Plans, Coastal Use Permit Cases,
Site Plans required by Specific Plans, Plan
Amendment Authorizations-----

Within 10 calendar days after Planning

Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	Commission action No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.

PC06\06-02\AGENDA;jcr